



COMMONWEALTH BUREAU OF CENSUS AND STATISTICS

SIXTH FLOOR
PRUDENTIAL BUILDING
195 NORTH TERRACE
ADELAIDE

BUILDING OPERATIONS

SOUTH AUSTRALIA

MARCH QUARTER 1964

SCOPE

This bulletin gives information about "new building" operations in South Australia; in addition to a summary for the period January 1959 to March 1964 it shows details concerning houses and flats, other buildings, employment in the industry, and dwellings in Local Government areas. The information has been compiled from returns collected from all builders of "new buildings".

DEFINITIONS

NEW BUILDING: Additions of £5,000 and over to existing buildings (other than houses) are included, but minor additions, alterations, repairs and renovations, and all construction activity such as railways, bridges, earthworks, water storage, etc., are excluded.

VALUE: All values shown exclude the value of land and, except in Table 4, represent the value of buildings upon completion. Values shown in Table 4 represent the amount of work done on new buildings during the period and are not subject to the fluctuations from period to period noted in Table 3 in the values of "new buildings other than dwellings"; these fluctuations are partly the result of the unequal incidence of individual large contracts.

COMMENCEMENT: A building is recorded as commenced when work on the foundation has begun.

UNDER CONSTRUCTION: Once commenced, even though work on it may have been temporarily suspended, a building is classified as "under construction" until its "completion".

COMPLETION: A building is regarded as having been completed when the contractor has fulfilled the terms of the contract or in the case of an owner-built house when the dwelling is either completed or occupied (whichever occurs first). However, the value in all cases is that of the building as a finished project as planned.

COMMENTS

2,860 houses were commenced and 2,267 were completed during the March quarter 1964. Commencements were 181 more than in the preceding three months but 316 less than the record of 3,176 in the September quarter 1963. Completions were 648 less than the record of 2,915 in the previous quarter. The number of houses under construction at 31st March 1964 totalled 5,487 and is the highest number since 31st December 1957 when 5,495 houses were under construction.

The number of flats commenced (374) was the highest ever and exceeded by 53 the previous highest figure of 321 in September quarter 1963.

There was a decrease in the number recorded as employed on all jobs of builders of new buildings. The total of 13,753 at 31st March 1964 was 380 less than at 11th December 1963.

During the twelve months ended March 1964, 9,329 dwellings (82.7% of the State total) were completed in or near the Metropolitan Area; 47.7% were inside the Metropolitan Area but a further 35.0% were completed in the near-metropolitan District Councils of Munno Para, Noarlunga, Salisbury, and Tea Tree Gully.

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TABLE 1 - NEW BUILDINGS COMMENCED, COMPLETED, AND UNDER CONSTRUCTION : SOUTH AUSTRALIA

Period	Houses (a)		Flats (a)(b)		Total Dwellings (a)		Other New Buildings (c)	Total New Buildings
	No.	£'000	No.	£'000	No.	£'000	£'000	£'000
COMMENCED DURING PERIOD								
Year ended -								
31st Dec. 1959	8,665	28,189	713	1,717	9,378	29,906	17,293	47,199
1960	9,473	32,008	713	1,922	10,186	33,930	20,077	54,007
1961	8,440	28,122	563	1,346	9,003	29,468	21,582	51,050
1962	9,573	31,818	582	1,654	10,155	33,472	20,994	54,466
1963	10,534	36,666	902	2,175	11,436	38,841	26,590	65,431
Quarter ended -								
31st Dec. 1962	2,444	8,077	118	310	2,562	8,387	4,260	12,647
31st Mar. 1963	2,300	7,864	180	407	2,480	8,271	6,838	15,109
30th June	2,379	8,235	190	397	2,569	8,632	6,268	14,900
30th Sept.	3,176	11,072	321	878	3,497	11,950	6,363	18,313
31st Dec.	2,679	9,495	211	493	2,890	9,988	7,121	17,109
31st Mar. 1964	2,860	10,015	374	891	3,234	10,906	9,623	20,529
COMPLETED DURING PERIOD								
Year ended -								
31st Dec. 1959	8,628	27,983	591	1,389	9,219	29,372	14,754	44,126
1960	9,379	31,663	790	2,021	10,169	33,684	18,595	52,279
1961	9,119	31,026	709	1,862	9,828	32,888	18,904	51,792
1962	9,280	30,983	583	1,599	9,863	32,582	24,702	57,284
1963	10,316	35,198	816	2,081	11,132	37,279	22,546	59,825
Quarter ended -								
31st Dec. 1962	2,480	8,296	198	635	2,678	8,931	10,163	19,094
31st Mar. 1963	2,213	7,580	166	391	2,379	7,971	5,343	13,314
30th June	2,579	8,646	206	595	2,785	9,241	6,952	16,193
30th Sept.	2,609	8,905	189	440	2,798	9,345	4,402	13,747
31st Dec.	2,915	10,067	255	655	3,170	10,722	5,849	16,571
31st Mar. 1964	2,267	8,033	227	602	2,494	8,635	3,742	12,377
UNDER CONSTRUCTION AT END OF PERIOD								
Year ended -								
31st Dec. 1959	4,968	16,208	554	1,367	5,522	17,575	18,885	36,460
1960	5,062	16,849	477	1,305	5,539	18,154	20,832	38,986
1961	4,383	14,300	331	808	4,714	15,108	23,758	38,866
1962	4,676	15,446	330	934	5,006	16,380	20,301	36,681
1963	4,894	16,983	416	1,049	5,310	18,032	25,019	43,051
Quarter ended -								
31st Dec. 1962	4,676	15,446	330	934	5,006	16,380	20,301	36,681
31st Mar. 1963	4,763	15,804	344	939	5,107	16,743	22,079	38,822
30th June	4,563	15,422	328	757	4,891	16,179	21,687	37,866
30th Sept.	5,130	17,544	460	1,200	5,590	18,744	23,991	42,735
31st Dec.	4,894	16,983	416	1,049	5,310	18,032	25,019	43,051
31st Mar. 1964	5,487	18,969	563	1,346	6,050	20,315	32,221	52,536

(a) Excludes dwellings attached to "other new buildings".

(b) Includes "Home Units".

(c) Includes value of attached dwellings.

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TABLE 2 - NEW HOUSES: CONTRACT-BUILT AND OWNER-BUILT, SOUTH AUSTRALIA

Period	Contract-Built				Owner-Built (a)			
	Brick, Stone, etc. (b)		Other (c)		Brick, Stone, etc. (b)		Other (c)	
	No.	£'000	No.	£'000	No.	£'000	No.	£'000
COMMENCED DURING PERIOD								
Year ended -								
31st Dec. 1959	6,547	21,793	1,109	3,014	822	2,943	187	439
1960	7,674	26,317	950	2,592	708	2,746	141	353
1961	6,981	23,515	749	2,128	568	2,169	142	310
1962	8,436	28,175	613	1,718	443	1,750	81	175
1963	9,513	33,363	508	1,454	409	1,622	104	227
Quarter ended -								
31st Dec. 1962	2,160	7,160	145	410	119	463	20	44
31st Mar. 1963	2,063	7,125	131	382	83	305	23	52
30th June	2,151	7,530	106	296	94	354	28	55
30th Sept.	2,877	10,053	135	391	140	568	24	60
31st Dec.	2,422	8,655	136	385	92	395	29	60
31st Mar. 1964	2,584	9,060	129	412	115	472	32	71
COMPLETED DURING PERIOD								
Year ended -								
31st Dec. 1959	6,064	20,024	1,091	2,953	1,192	4,325	281	681
1960	7,200	24,738	1,030	2,821	975	3,653	174	451
1961	7,421	25,487	750	2,114	782	3,042	166	383
1962	7,934	26,643	672	1,882	579	2,241	95	217
1963	9,219	31,684	499	1,448	480	1,802	118	264
Quarter ended -								
31st Dec. 1962	2,123	7,118	169	460	168	671	20	47
31st Mar. 1963	1,964	6,748	97	275	128	498	24	59
30th June	2,299	7,731	151	455	106	407	23	53
30th Sept.	2,390	8,217	105	306	95	341	19	41
31st Dec.	2,566	8,988	146	412	151	556	52	111
31st Mar. 1964	1,992	7,096	113	330	124	524	38	83
UNDER CONSTRUCTION AT END OF PERIOD								
Year ended -								
31st Dec. 1959	3,434	11,235	321	883	1,062	3,711	151	379
1960	3,908	12,927	241	668	795	2,957	118	297
1961	3,468	11,279	240	682	581	2,110	94	229
1962	3,970	13,111	181	520	445	1,625	80	190
1963	4,264	14,858	190	520	374	1,453	66	152
Quarter ended -								
31st Dec. 1962	3,970	13,111	181	520	445	1,625	80	190
31st Mar. 1963	4,069	13,562	215	619	400	1,440	79	183
30th June	3,921	13,374	170	478	388	1,385	84	185
30th Sept.	4,408	15,178	200	549	433	1,614	89	203
31st Dec.	4,264	14,858	190	520	374	1,453	66	152
31st Mar. 1964	4,856	16,828	206	603	365	1,401	60	137

(a) An "owner-built" house is one actually erected or being erected by the owner or under the owner's direction by sub-contract or day-labour but without the services of a contractor who is responsible for the whole job.

(b) Of the 9,922 brick, stone, etc. houses COMMENCED during 1963 (9,513 contract-built and 409 owner-built) 1,469 were of brick veneer and stone veneer construction valued at £4,680,000. During March quarter 1964 there were 633 houses of this type commenced with a value of £1,911,000.

(c) "Other" houses are mainly of fibro-cement or weatherboard construction, e.g. included in the 612 "other" type houses COMMENCED during 1963, (508 contract-built and 104 owner-built) 560 were of fibro-cement construction valued at £1,506,000 and 46 of weatherboard with a value of £165,000. During March quarter 1964 there were 152 (£445,000) fibro-cement and 9 (£38,000) weatherboard houses commenced.

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TABLE 3 - NEW BUILDINGS OTHER THAN DWELLINGS : VALUE (a), SOUTH AUSTRALIA

Type of Building	Year Ended		Quarter Ended					
	31st Dec. 1962	31st Dec. 1963	31st Dec. 1962	31st Mar. 1963	30th June 1963	30th Sept. 1963	31st Dec. 1963	31st Mar. 1964
COMMENCED DURING PERIOD (£'000)								
Business Premises -								
Hotels etc. & Shops	3,108	3,682	404	1,573	294	924	891	626
Factories	4,960	6,603	1,128	838	2,416	1,584	1,765	2,566
Other (b)	4,055	7,818	815	2,187	1,348	1,643	2,642	1,658
Educational & Health	6,620	4,807	1,533	1,421	1,463	1,332	591	3,507
All Other (c)	2,251	3,680	380	821	747	880	1,232	1,266
Total	20,994	26,590	4,260	6,838	6,268	6,363	7,121	9,623
COMPLETED DURING PERIOD (£'000)								
Business Premises -								
Hotels etc. & Shops	5,675	4,039	4,433	431	590	1,589	1,429	279
Factories	2,396	5,256	570	2,043	1,689	443	1,081	1,412
Other (b)	6,984	4,387	4,194	1,421	750	825	1,391	732
Educational & Health	7,420	6,211	543	1,021	3,104	728	1,358	788
All Other (c)	2,227	2,653	423	427	819	817	590	531
Total	24,702	22,546	10,163	5,343	6,952	4,402	5,849	3,742
UNDER CONSTRUCTION AT END OF PERIOD (£'000)								
Business Premises -								
Hotels etc. & Shops	1,716	1,888	1,716	3,113	2,848	2,425	1,888	2,455
Factories	5,486	6,655	5,486	4,303	5,074	6,229	6,655	8,319
Other (b)	2,212	5,626	2,212	2,973	3,566	4,368	5,626	6,864
Educational & Health	9,440	8,276	9,440	9,846	8,428	9,042	8,276	11,244
All Other (c)	1,447	2,574	1,447	1,844	1,771	1,927	2,574	3,339
Total	20,301	25,019	20,301	22,079	21,687	23,991	25,019	32,221

(a) Includes values of attached dwellings.

(b) Includes office buildings, service stations, warehouses, communication buildings, etc.

(c) Includes defence buildings, buildings for religious and entertainment purposes, homes for aged, etc.

TABLE 4 - NEW BUILDINGS : VALUE OF WORK DONE DURING PERIOD SPECIFIED, SOUTH AUSTRALIA

Type of Building	Year Ended		Quarter Ended					
	31st Dec. 1962	31st Dec. 1963	31st Dec. 1962	31st Mar. 1963	30th June 1963	30th Sept. 1963	31st Dec. 1963	31st Mar. 1964
£'000								
Houses (a)	29,135	33,509	7,343	7,470	7,935	9,173	8,931	8,591
Flats	1,768	2,111	441	439	396	598	678	628
Total Houses & Flats	30,903	35,620	7,784	7,909	8,331	9,771	9,609	9,219
Business Premises -								
Hotels, Boarding Houses, etc.	989	866	430	255	216	190	205	186
Shops	3,164	2,787	651	526	802	855	604	428
Factories	3,139	6,195	739	1,285	1,330	1,676	1,904	2,232
Office Premises	3,842	2,310	863	678	439	669	524	908
Other (b)	2,479	2,651	550	520	593	757	781	598
Educational	4,953	4,649	1,542	1,178	1,191	1,125	1,155	991
Religious	387	664	101	216	156	165	127	263
Health	1,647	1,912	452	570	451	509	382	390
Entertainment & Recreation	383	467	95	143	157	109	58	126
Miscellaneous (c)	1,446	1,594	310	363	379	384	468	492
Total Other New Buildings (Excl. Houses & Flats)	22,429	24,095	5,733	5,734	5,714	6,439	6,208	6,614

(a) Excludes Owner-built houses.

(b) Includes service stations, warehouses, communication buildings, etc.

(c) Includes defence buildings, homes for aged, homes for children, etc.

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TABLE 5 - NEW BUILDINGS OTHER THAN DWELLINGS COMMENCED: TYPE & VALUE, SOUTH AUSTRALIA

Type of Building	Year Ended				Quarter Ended					
	31st Dec. 1962		31st Dec. 1963		31st Dec. 1962	31st Mar. 1963	30th June 1963	30th Sep. 1963	31st Dec. 1963	31st Mar. 1964
	No.	£'000	No.	£'000	Number					
UP TO £25,000										
Business Premises -										
Hotels, Boarding Houses, etc.	22	226	14	163	10	2	3	2	7	2
Shops	89	661	110	708	15	30	26	27	27	26
Factories	101	949	115	1,183	18	24	30	28	33	29
Office Premises	48	551	59	628	9	11	13	22	13	9
Other (a)	147	1,528	162	1,537	37	45	44	38	35	38
Educational	65	427	61	553	12	14	10	19	18	15
Health	13	113	18	216	4	4	7	2	5	4
Religious	32	266	50	486	8	18	12	9	11	11
Entertainment & Recreation	35	222	34	226	9	12	3	10	9	11
Miscellaneous (b)	63	628	37	342	12	7	8	11	11	18
Total	615	5,571	660	6,042	134	167	156	168	169	163
OVER £25,000										
Business Premises -										
Hotels, Boarding Houses, etc.	10	820	12	579	1	5	-	2	5	3
Shops	21	1,401	11	2,232	2	3	1	4	3	4
Factories	31	4,011	40	5,420	9	9	10	13	8	7
Office Premises	10	921	16	4,429	3	6	3	5	2	4
Other (a)	16	1,055	20	1,224	2	6	8	4	2	4
Educational	48	5,597	24	2,801	7	7	6	6	5	6
Health	7	483	10	1,237	3	3	3	3	1	4
Religious	5	160	8	453	-	2	1	1	4	4
Entertainment & Recreation	3	192	4	190	-	2	1	-	1	2
Miscellaneous (b)	14	783	26	1,983	2	7	9	5	5	3
Total	165	15,423	171	20,548	29	50	42	43	36	41

(a) Includes service stations, warehouses, communication buildings, etc.

(b) Includes defence buildings, homes for aged, homes for children, etc.

TABLE 6 - BUILDING EMPLOYMENT (a), SOUTH AUSTRALIA

Classification	Number of persons engaged on days specified							
	14th Dec. 1960	20th Dec. 1961	12th Dec. 1962	29th Mar. 1963	28th June 1963	30th Sept. 1963	11th Dec. 1963	31st Mar. 1964
Contractors	683	584	695	669	709	690	693	686
Sub-contractors	2,842	2,292	2,825	2,766	2,772	3,048	3,248	3,154
Wage Earners	10,556	9,158	9,922	9,903	9,467	9,847	10,192	9,913
Carpenters	3,796	3,374	3,570	3,539	3,509	3,653	3,644	3,689
Bricklayers	2,282	1,933	2,297	2,264	2,268	2,425	2,468	2,390
Painters	1,266	1,138	1,257	1,241	1,191	1,231	1,345	1,304
Electricians	783	627	762	706	732	727	825	696
Plumbers	1,201	1,009	1,171	1,189	1,147	1,169	1,304	1,213
Builders' Labourers	2,250	1,837	1,910	1,886	1,756	1,929	1,964	1,926
Other	2,503	2,116	2,475	2,513	2,345	2,451	2,583	2,535
Total	14,081	12,034	13,442	13,338	12,948	13,585	14,133	13,753

(a) Covers all contractors and sub-contractors and employees of contractors, sub-contractors, and Government instrumentalities, who on the day specified were actually engaged on the construction, alteration, repair, and maintenance of buildings, but excludes persons working on owner-built houses or for contractors or sub-contractors who undertake only alterations, additions, repairs, and maintenance. Persons "actually engaged" include those temporarily laid off because of weather. Some duplication may occur as a result of frequent movement between jobs or because some persons (such as electricians) may work on several jobs which are under construction simultaneously.

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that this is crucial for the company's financial health and for providing reliable information to stakeholders.

2. The second part of the document outlines the specific procedures for recording transactions. It details the steps from initial entry to final review, ensuring that all data is captured correctly and consistently.

3. The third part of the document addresses the challenges associated with record-keeping. It identifies common pitfalls and offers practical solutions to avoid them, such as regular audits and the use of standardized formats.

4. The fourth part of the document discusses the role of technology in improving record-keeping. It explores various software solutions and their benefits, highlighting how automation can reduce errors and increase efficiency.

5. The fifth part of the document provides a summary of the key points discussed. It reiterates the importance of accurate records and the need for a systematic approach to their management.

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6. The sixth part of the document discusses the importance of training staff in record-keeping procedures. It emphasizes that all employees involved in the process must be well-versed in the correct methods to ensure data integrity.

7. The seventh part of the document outlines the responsibilities of different departments in maintaining records. It clarifies the roles of accounting, operations, and management, ensuring that everyone understands their contribution to the overall system.

8. The eighth part of the document discusses the security of records. It outlines measures to protect data from loss, theft, or unauthorized access, including the use of secure storage and access controls.

9. The ninth part of the document provides a conclusion and a call to action. It encourages the company to adopt a proactive stance towards record-keeping, recognizing it as a fundamental aspect of good business practice.

10. The tenth part of the document lists the references used in the document. It includes books, articles, and other sources that provided the information and insights shared throughout the report.

TABLE 7 - NEW DWELLINGS COMPLETED (a) : LOCAL GOVERNMENT AREAS, SOUTH AUSTRALIA

Local Government Area	Year Ended		Quarter Ended					
	31st Dec. 1962	31st Dec. 1963	31st Dec. 1962	31st Mar. 1963	30th June 1963	30th Sept. 1963	31st Dec. 1963	31st Mar. 1964
Metropolitan -								
Adelaide	13	5	-	2	3	-	-	-
Brighton	137	204	31	48	44	60	52	39
Burnside	274	323	90	98	63	82	80	76
Campbelltown	722	657	219	155	169	176	157	178
Colonel Light Gardens	1	2	-	-	-	1	1	10
Enfield	968	705	318	175	176	148	206	182
Glenelg	58	107	9	21	29	17	40	40
Henley and Grange	195	158	30	34	27	48	49	61
Hindmarsh	20	10	4	-	3	5	2	1
Kensington & Norwood	22	36	11	-	21	2	13	7
Marion	536	634	135	175	132	171	156	120
Mitcham	448	485	127	99	105	138	143	92
Payneham	167	138	33	19	46	26	47	46
Port Adelaide	240	364	73	86	61	103	114	84
Prospect	29	40	8	6	10	11	13	11
St. Peters	9	26	3	11	1	1	13	2
Thebarton	3	8	1	3	2	3	-	-
Unley	73	139	10	8	75	32	24	40
Walkerville	12	7	5	1	3	-	3	4
West Torrens	490	623	181	137	146	176	164	112
Woodville	428	692	106	131	200	182	179	118
Total	4,845	5,363	1,394	1,209	1,316	1,382	1,456	1,223
Country -								
Angaston	25	36	7	14	5	8	9	8
Berri	30	38	12	12	6	8	12	5
East Torrens	25	26	5	7	8	3	8	5
Encounter Bay	32	36	10	2	9	11	14	5
Gawler	31	34	7	8	9	7	10	7
Kadina Corp'n	8	9	4	3	2	3	1	-
Loxton	25	41	3	5	8	12	16	11
Meadows	37	57	11	18	8	18	13	19
Millicent	71	69	15	16	15	19	19	12
Mt. Barker	29	27	10	6	8	6	7	3
Mt. Gambier Corp'n	115	153	22	44	27	45	37	34
Mt. Gambier D.C.	6	6	1	1	-	1	4	2
Munno Para	320	954	123	198	225	255	276	138
Murray Bridge	28	31	5	9	5	10	7	12
Naracoorte Corp'n	18	11	5	4	4	1	2	1
Noarlunga	527	547	145	119	150	126	152	131
Onkaparinga	23	20	4	3	6	2	9	9
Penola	14	10	3	2	1	4	3	3
Pirie D.C.	3	4	1	1	1	2	-	-
Pt. Augusta	74	62	24	4	20	19	19	17
Pt. Elliot	27	27	9	8	10	3	6	10
Pt. Lincoln Corp'n	60	58	20	8	21	12	17	19
Pt. Pirie Corp'n	23	32	4	6	11	5	10	5
Renmark	30	23	8	3	11	6	3	2
Salisbury	1,490	1,587	331	280	397	401	509	390
Stirling	54	68	8	16	19	14	19	19
Tatiara	31	32	10	9	7	7	9	9
Teatree Gully	768	799	186	165	217	220	197	168
Victor Harbor	16	19	3	5	3	3	8	5
Whyalla City Comm.	409	276	60	59	71	49	97	58
Willunga	31	50	10	14	5	9	22	15
Other Country	666	659	228	129	188	136	206	154
Total	5,046	5,801	1,294	1,178	1,477	1,425	1,721	1,276
Total State	9,891	11,164	2,688	2,387	2,793	2,807	3,177	2,499

(a) Dwelling Units - houses and flats plus dwellings attached to "Other New Buildings."

